

00550628/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

21ST MORTGAGE CORPORATION, a
Delaware corporation

vs.

LINDA C. NICHOLLS; DUNCAN K.
ROBERTSON; and JANE DOE ROBERTSON,
and the marital community composed thereof;
(Third-Party Defendants- RESIDENTIAL
FUNDING COMPANY, LLC, a limited liability
company; OCWEN LOAN SERVICING, L.L.C.,
a limited liability company; NORTHWEST
TRUSTEE SERVICES, INC., a Washington
corporation; MARY A. MILLER, an Iowa
resident; TYRONE THOROGOOD, a
Pennsylvania resident; DOES 1-10)

**AMENDED SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY**

CAUSE # 14-2-20431-1 SEA

JUDGMENT RENDERED ON 4/26/2016
ORDER OF SALE ISSUED: 5/24/2016
DATE OF LEVY: 6/22/2016

TO: LINDA C. NICHOLLS; JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

12002 4TH AVENUE SOUTHWEST, SEATTLE, WASHINGTON 98146

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 EAST OF THE
WILLAMETTE MERIDIAN, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF 4TH AVENUE SOUTHWEST WHICH IS 384.61
FEET NORTH OF THE NORTH LINE OF SOUTHWEST 122ND STREET; THENCE EAST
PARALLEL WITH THE NORTH LINE OF SOUTHWEST 122ND STREET, 260.15 FEET; THENCE
SOUTH PARALLEL WITH THE EAST LINE OF 4TH AVENUE SOUTHWEST 64.16 FEET; THENCE
WEST PARALLEL WITH THE NORTH LINE OF SOUTHWEST 122ND STREET, 260.16 FEET TO
THE EAST LINE OF 4TH AVENUE SOUTHWEST; THENCE NORTH ALONG SAID EAST LINE
64.16 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF KING, STATE OF
WASHINGTON. TAX PARCEL NUMBER 072304-9322-04

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: AUGUST 12, 2016
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$261,954.87 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on APRIL 12, 2017.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON APRIL 12, 2017**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
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